

**MINUTES
RENEWAL WHEAT RIDGE
September 4, 2012**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Adams at 6:10 p.m. in the Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado, on September 4, 2012

1.2 Roll Call of Members

Board Members Present: Rick Adams
James Bahrenberg
Jesse Hill
Janet Leo
Tom Radigan

Also Attending: Steve Art, Economic Development/
Urban Renewal Manager
Corey Hoffmann, RWR Attorney
Deborah Baker, Recording Secretary

1.3 Approval of Minutes – July 5, 2012

It was moved by Jesse Hill and seconded by James Bahrenberg to approve the minutes of July 5, 2012 as written. Motion passed 5-0.

1.4 Public Forum - (This is the time for any person to speak on any subject not appearing on the agenda.)

No members of the public were present.

2. ACTION ITEMS

2.1 WSP-12-02/The Green Herb

Request to review site plan for 4565 Kipling for new construction of retail and office space and is compliant with the I-70/Kipling Corridor Redevelopment Plan

Steve Art presented this item for the RWR members' consideration, explaining that the Community Development Department has received a Site Development Plan for the construction and relocation of a Wheat Ridge business, The Green Herb. The Green Herb is proposing to develop the raw land property 1.1 acres in

size, and peculiar due to the narrow street frontage which limits its development potential. The Green Herb is a wellness center providing a variety of alternative health and wellness services including a retail component to sell nutritional supplements made on site. The proposed development will include an 8,242 foot commercial structure. Retail space and professional offices will utilize one half of the building, and the other half of the building will be used for produce and to store nutritional supplements.

The proposed private redevelopment meets the City's Zoning and Development Code as they pertain to RWR. The Development Plan will not hinder the purposes of the plan and are consistent with the development within the project area. RWR staff recommends that the Board approve the recommendation to approving WSP-12-02/The Green Herb does not conflict with the Plan.

It was moved by James Bahrenburg and seconded by Janet Leo that Case Number WSP-12-02/The Green Herb does not conflict with the I-70 Kipling Corridor Urban Renewal Plan. Motion passed 5-0.

3. INFORMATIONAL/OTHER MATTERS

3.1 URA Reporting

Steve Art commented that several months ago the RWR Board started discussions on URA reporting and the preparation of an annual report. Samples of some of these reports are included in this meeting's agenda packet. In discussing possible costs for the preparation of the reports by an outside agency, it was surmised that it could cost anywhere from \$5K up to \$20K, depending upon the level of detail provided. With the small RWR budget, those types of costs are prohibitive. Corey Hoffman reminded the Board that there is currently no reporting requirement, but it is possible that reporting may be required in the future.

In response to Tom Radigan's question asking if Steve Art's office can produce this report in-house instead, Steve responded that the report could certainly be done in-house. Traditionally, the biggest costs for something like this would be for printing; however this can be gotten around by publishing online. Discussion continued with several feasible suggestions on ways to reduce costs and manpower in the preparation of the reports.

Janet Leo agreed that online publishing is a good idea, but pointed out that Wheat Ridge has a large senior population, and not everyone has access to the Internet. If URA reporting does manifest as online reporting, then her suggestion is to designate a point of contact within the Department so that citizens without access to the Internet have the option of calling to obtain the information in another form.

Since it is unknown what reporting will be asked for in the future, it was agreed that it would be a good idea to be proactive now and proceed with creating draft templates

which can be revised until everyone is satisfied. Steve Art will work on this and present a draft to the Board in the near future.

3.2 Town Center North Grand Opening – September 20

Steve Art reported that the original date for the Grand Opening was September 20, 2012. That date was pushed forward and it is now anticipated they will be getting their C of O on the 5th of October, so the Grand Opening date will be on October 15th instead, at about 4:00-4:30 p.m.

3.3 Celebrate Ridge at 38th – September 22, 2012

The celebration will be from 1:00-5:00 p.m. The ribbon cutting is scheduled for 1:00 with a balloon launch. It will take place in the middle school grassy area, which hopefully will encourage people to shop along 38th Avenue.

3.4 Other Items

Steve Art commented that he provided Business of the Year nomination forms separately. They were not included in the meeting packets.

Additionally, on Tuesday, September 18, 2012, Wheat Ridge will be having its first annual Business Walk. Board members are invited to join the walk from 10:00 a.m. to noon. During this time we will be walking into businesses and spending about 3 to 5 minutes in each business, to inquire how their business is doing, as well as ask them four questions, leave behind a packet of materials, and provide sales tax information. We see this as a way to reach out and touch Wheat Ridge businesses by spending just a few minutes in each location. If there are any issues that a business may have, make a note on the sheet and tell them that someone from the City will be contacting them to follow up. If you can join us, we will meet that morning around 7:30-8:30 to go over what we hope to accomplish and you may pick up your packet of materials, then proceed on the Walk in your assigned area of town at 10:00 a.m.

In response to Tom Radigan's inquiry for an update on Wazee Partners and their application on 38th and Wadsworth at the old Cabela's site, Steve Art responded that nothing is going on with that project right now. They cannot make application for the second phase until the first project is completed. They will submit their first application at the first of March 2013. The City is still marketing, but there has been no other interest in the property.

Tom Radigan asked for an update on the property at 38th and Wadsworth.. Steve Art replied that we are meeting with the developer of the large empty lot to determine if they can do a mixed use development.

Tom Radigan also asked for an update on Jolly Rancher. Steve Art responded that the TOD site was rezoned for mixed use and that process is moving forward.

Rick Adams commented that he thinks the building to the east will be razed; the adjacent property was torn down last week.

James Bahrenburger brought up that there is a rumor that Walmart is going to put in a store at 38th and Wadsworth. Steve Art replied that it will be the Walmart Neighborhood Grocery.

Tom Radigan asked for an update on Kipling and 38th. Steve Art replied that the two largest owners have expressed interest in selling the site, so the City has set them up with Western Solutions. In response to another question from Tom, Steve Art responded that developers are hesitant to take on a spec project. If there is a user for the land there will be development on the property. We have seen that in other locations. The medical center across the street is moving along; they were pouring concrete today. It is unknown when they expect to open.

Corey Hoffman provided a follow up to Action Item 2.2 in the July 5, 2012 RWR meeting regarding Consideration of a Settlement and Release Agreement between WRURA and Sandra Kolls and Patricia Lindsay to settle quiet title action in Case No. 2012CV1509, District Court of Jefferson County, Colorado. He stated that the Board handled it correctly the first time, but the present question for your consideration is that if you find it acceptable to not name all unknown persons, then the case will be over.

In reply to Janet Leo's question, Corey Hoffmann stated that in standard quiet title action, everyone is named, and that is why it is not necessary again. The individual who was missed is deceased, as well as his wife is deceased, and we are confident this is an exercise in futility.

It was moved by Janet Leo to authorize the attorney to proceed without naming Janet and James. Motion passed 5-0.

Corey Hoffmann reminded the Board that a draft budget is needed by October 14, 2012. Rick Adams replied that the next RWR meeting will be held on October 2, 2012, and a proposed budget will be discussed during the meeting.

4. ADJOURNMENT

The meeting was adjourned at 6:48 p.m. The next meeting is scheduled for Oct 2.


Rick Adams, Chair


Deborah Baker, Recording Secretary